

Lot 55

£55,000 per annum exclusive

138 & 138a High Street, Poole, Dorset BH15 1DN

Freehold Retail Investment



Key Details

- Let to L Rowland & Co (Retail) Ltd t/a Rowlands Pharmacy until 2023 (no breaks)
- Prominent location on pedestrianised High Street
- Dolphin Shopping Centre nearby with retailers including Marks & Spencer, Boots the Chemist and Primark
- Other nearby occupiers include Sainsbury's Supermarket, JD Wetherspoon and Superdrug

Location

Miles: 5 miles west of Bournemouth
29 miles south-west of Southampton

Roads: A31, A35, M27

Rail: Poole Railway Station

Air: Southampton Airport

Situation

The property is situated on the western side of the pedestrianised High Street, 100m from The Dolphin Shopping Centre with occupiers including Marks & Spencer, Boots the Chemist, Primark, River Island and Next. Other nearby retailers include Sainsbury's, JD Wetherspoon, Superdrug and Starbucks, with Iceland, Peacocks and Poundland also represented within the town.

Description

The property comprises retail accommodation on the ground floor and ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review (Reversion)
Ground	Retail	96.7 sq m (1,041 sq ft)	L ROWLAND & CO (RETAIL) LTD t/a Rowlands Pharmacy (1)	15 years from 31/7/2008 on a full repairing and insuring lease	£55,000	31/07/2018 (31/07/2023)
First	Ancillary	43.2 sq m (465 sq ft)				
Total		139.9 sq m (1,506 sq ft)			£55,000	

(1) Rowlands Pharmacy operates from over 500 pharmacies nationwide.



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